COMM SW COR OF SE1/4 OF NW1/4, E
20.47 FT TO POB CONT N 419.55 FT
S 200 FT, E 126 FT, S 219.55 FT

BEASLEY CRAIG/BEASLEY SHANNON N
265 SW BEASLEY CT
LAKE CITY, FL 32024

2026

06-5S-17-09128-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

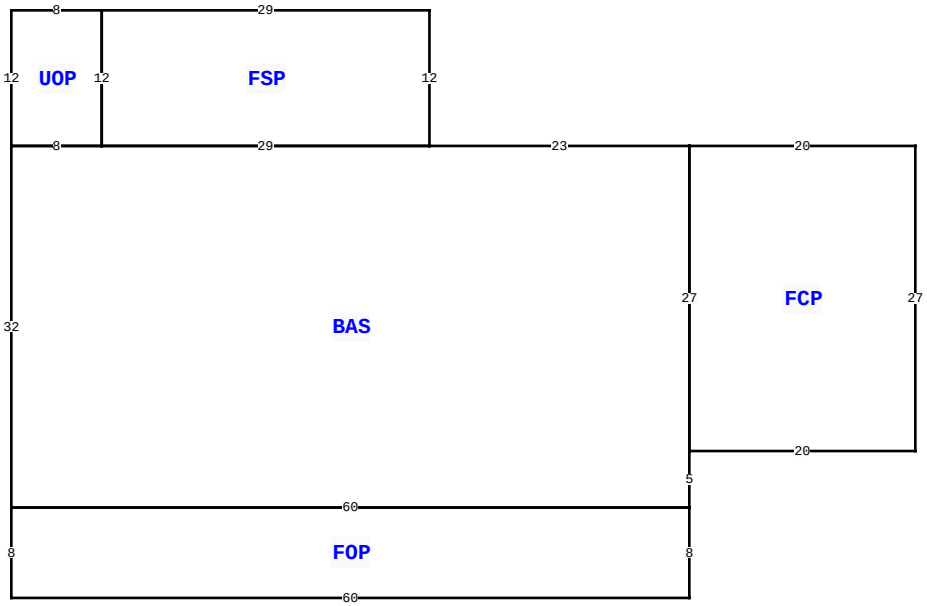
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	220,914
FCP	540	25		135	15,533
FOP	480	30		144	16,568
FSP	348	40		139	15,993
UOP	96	20		19	2,186
TOTALS	3,384			2,357	271,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	115.4300	129.28	304,713	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 1920 HX Base Yr 2015



265 SW BEASLEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,195
TOTAL MARKET OB/XF VALUE		19,292
TOTAL LAND VALUE - MARKET		220,240
TOTAL MARKET VALUE		318,653
SOH/AGL Deduction		119,118
ASSESSED VALUE		199,535
TOTAL EXEMPTION VALUE	HX HB 13	199,535
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		510,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39558	M H	0	04/06/2020
33527	PUMP/UTPOL	50	11/06/2015
31261	SFR	922	07/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1327	7/20/2023	WD	U	I	11	0
GRANTOR: BEASLEY LEONARD L						
GRANTEE: BEASLEY CRAIG						
1431/2671	3/05/2021	WD	U	I	11	100
GRANTOR: BEASLEY LEONARD L						
GRANTEE: BEASLEY CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N12 W29 S12 E29$ W29 UOP= N12 W8 S12 E8$ W8 S32
FOP= S8 E60 N8 W60$ E60 N5 FCP= E20 N27 W20 S27$ N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0	120.00	UT	9.00	9.00	100	2014	2014	3	100	1,080	
2	0210	GARAGE U	0	100	20	40	800.00	UT	1.98	1.98	100	0	0	3	100	1,584	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2016	2016	3	100	540	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	16	20	320.00	UT	0.90	0.90	100	0	0	3	100	288	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
7	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
8	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,800	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 19,292

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	2.65	AC		1.00	1.00	1.00	8,000.00	8,000.00	21,200							
2	6200	A	PASTURE 3	0			0.00	0.00	24.88	AC		1.00	1.00	1.00	280.00	280.00	6,966							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	24.88	AC		1.00	1.00	1.00	8,000.00	8,000.00	199,040							

REVIEW DATE 06/01/2020 BY JB Total Acres: 27.53 Total Land Value: 28,166 Market: 199,040 Agricultural: 6,966 Common: 21,200 PRINTED 06/08/2026 BY SYS